



Planning Board
100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1-508-336-2961

MEMORANDUM

To: The Planning Board

From: John P. Hansen Jr., AICP, Town Planner

Date: February 10, 2011

Re: Brigham Farm II 6 Surety Release

The applicant for the Brigham Farm subdivision, phase II, has requested a reduction in surety from $\pm\$49,722.05$ to $\$17,307.50$. The reduction is requested because the street trees and bounds have been installed, roadway shoulders have been seeded, and as-builts have been delivered. The remaining items to be completed are on the attached cost estimate.

According to the Conservation Commission Agent, remaining work needs to be done in order to complete the drainage facilities (see attached 1-4). Also, according to the DPW Superintendent, a determination cannot be made if the bounds have been installed due to the snow cover (see attached). This office recommends that $\$22,787$ be released to the applicant for the installation of street trees and seeding of roadway shoulders. The amount for the bounds should not be released until such time that an inspection can be performed. Also, the engineering/contingency percentages should not be lowered until the project is completed so the Conservation Commission Agent's issues can be addressed as well as any issues found upon final inspection.

On a related note, there are outstanding Weston & Sampson inspection invoices for this project in the amount of $\pm\$3,600$. The inspection contract amount was for $\$13K$ and the amount invoiced to date is $\pm\$20,800$. The inspection reports indicate that 4 additional inspections were required due to errors in construction, resulting in re-inspections. Therefore, it is justifiable for an increase of $\pm\$5,300$ over the original contract amount. Based on that conclusion, a new contract amount of $\pm\$18,300$ seems appropriate. Since $\pm\$20,800$ has been invoiced to date ($\pm\$2,500$ over the new contract amount) and $\pm\$3,600$ is outstanding, the applicant should only be required to pay $\$1,100$.

The Planning Department recommends the Board move to authorize the Town Treasurer to reduce the surety account by $\$22,787$ for the remaining work at Brigham Farm II, with an expiration date of June 15, 2010, subject to payment in the amount of $\$1,100$ for Weston & Sampson inspections being received.